

AVAILABLE NOW



UNIT 6

SEGRO PARK GREENFORD

GREENFORD UB6 0AZ

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TO LET

**INDUSTRIAL / WAREHOUSE UNIT
IN THE HEART OF WEST LONDON**

10,802 SQ FT (1,004 SQ M)

Excellent access onto Western Avenue (A40), providing direct links to Central London and the national motorway network

Easily accessible environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance

Established estate with well-known occupiers including DHL, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

Secure estate with 24-hour on-site security, CCTV and gatehouse

ACCOMMODATION

WAREHOUSE	9,109 sq ft
UNDERCROFT	465 sq ft
FIRST FLOOR OFFICE	1,228 sq ft
TOTAL	10,802 sq ft (1,004 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Recently undergone refurbishment
- 8m clear eaves height
- 1 electrically operated level access door
- Solar PV panels
- 6 parking bays all include EV charging
- LED Lighting to warehouse
- 98kVA power
- EPC A+ (-17)

DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
SUDBURY HILL STATION	1.2 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

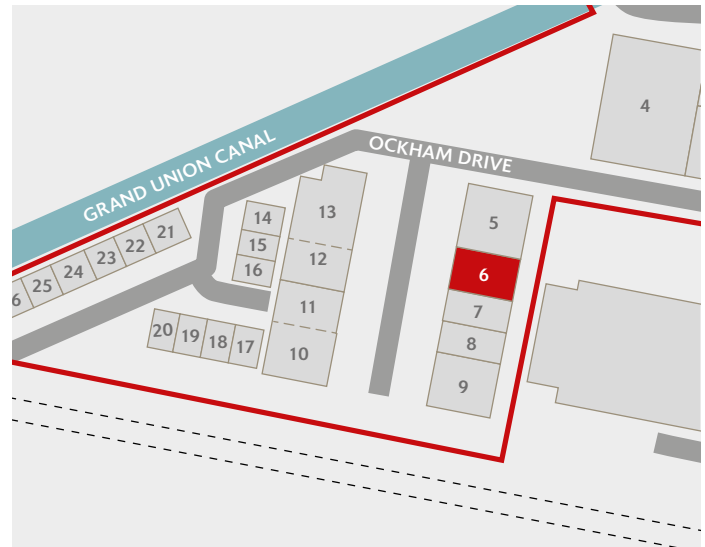
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com



FOR MORE INFORMATION, PLEASE VISIT
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